

DRAFT

DRAFT

DRAFT

Minutes from the Planning Commission
Regular Meeting – March 13, 2003
7:00 p.m. – Town Hall of Nolensville Tennessee

Meeting called to order by Chairperson Frank Wilson at 7:05 p.m. with the following additional members present: Jeff Dobson, Larry Gardner, Rob Pease, Bob Haines, Larry Felts and Charles Knapper. Members Willis Wells and Rick Fisher were absent.

Colette Meehan and Mike Delvizi were staff present.

Citizens present were: Mike Anderson, Bob Allen (Phillips), Tom Herbert, Chance Allen, Joe Townsend, Presley Hughes, Barry Owen, Jim Soloman, Chuck and Teresa Fann, Delana Leichner, John Thompson, Joe Rositano, Betty Friedlander, Vadim Pedchenko, Tanya Pedchenko, Becky and Bobby Gentry and Ralph Carrol.

Agenda Item III – Approval of February 13, 2002 Minutes.

Motion to approve February 13, 2002 minutes made by Larry Felts. The motion was seconded by Larry Gardner and passed unanimously.

Agenda Item IV – Citizen Comments

Bob and Becky Gentry voiced their dissatisfaction of the “Calloway Farms” proposed subdivision. They cited that it would cause major traffic changes for their road, Creekside. They stated that they along with their neighbors were not happy at all with the concept of opening Creekside to the new subdivision.

Agenda Item V – Public Hearing – Subdivision Regulations

Colette and Mike Delvizi made presentation of revised subdivision regulations. Mike Delvizi discussed all items that were marked in bold print and gave explanation to each of these changes and/or additions. Items discussed were changing the word LACE financial services to Moody Financial Services. Under “Certificate of Approval and Street Name” needs to reflect Williamson County Department of Emergency Communication. Other items of discussion (Street Lights, Appendix, etc) were deferred to next months meeting. Commission directed to review and be ready to discuss and approve revised subdivision Regulations at April 10 meeting. Public Hearing closed at approx. 7:35 p.m.

Agenda Item VI – (a) Rezoning Request – Lot 55 and 55.01 Nolensville Road

JEBEZ Partnership is proposing a neighborhood scale development (multi office) similar to the ones located in the Cool Springs area on Caruthers Parkway. The property is currently zoned UR which is a transitional zoning area. The purpose is to provide a transition between lower density residential and commercial zones.

DRAFT

DRAFT

DRAFT

Motion made by Larry Felts to recommend the change of zoning from UR to CS to be approved and forwarded to the Mayor and Aldermen. Second by Rob Pease. Motion passed unanimously.

Agenda Item VI – (b) Callaway Farms – Sketch Plan

Motion made by Rob Pease to grant approval of the sketch plan submitted with the following conditions:

1. Show area in the vicinity of lots 180-185 as open space as requested at the February Planning Commission meeting, which included a green space area and traffic calming along the main roadway.
2. Incorporate a split road median to distinguish the proposed development from the existing development located on Creekside Drive and the main entrance road.
3. Add a traffic-calming device (either a split median or round about) at Cowan Drive entrance into the existing subdivision.
4. Open space area located in the vicinity of the Carroll lot shall be a minimum of 30 foot no grading areas with the exception of the installation of needed infrastructure.
5. Review trail located in the northern open space to pull it away from the lots and maintain maximum grade of 5%.

These conditions are to be incorporated into a revised sketch plan to be submitted to staff for review and concurrence prior to the beginning of the construction drawings for this project.

Second by Larry Felts. Motion approved with 6 votes for and 1 abstention (Charles Knapper).

Agenda Item VII – Old Business (a) Zoning Ordinance Comments

Written comments on OSD to be submitted to Colette within next two weeks. Please e-mail or bring written comments to Town Hall and Colette will pick up.

Agenda Item VIII – Old Business (b) Revisions to Planning Commission By-Laws

Time needs to be changed 7:00 p.m. New copies of By-Laws to be given out at next meeting.

Agenda Item VIII – Bond Report

Mike Delvizi reviewed bond report. Next bond due is in June.

DRAFT

DRAFT

DRAFT

Agenda Item IX – Other Business

Mayor Knapper met with Holiday Group, their interest in Nolensville is the out parcels and commercial development.

The Board has been notified, the need of a full time PE/Codes official that will be in house. Mike Delvizi's services will be phased out as the new person is placed in this position.

Agenda Item X – Adjournment

Motion made by Larry Gardner to adjourn. Second by

Meeting adjourned at 10:15 p.m.